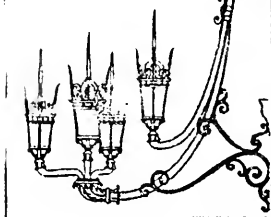


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46 joy street

Back Bay
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Back Bay
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17th St. School

46 JOY STREET
(ORIGINALLY "SMITH SCHOOL")
BOSTON, MASSACHUSETTS

CONTENTS

1. HISTORICAL REPORT	E1
Building History	
Appendices	
Bibliography	
2. EVALUATION	E24
Architectural Significance	
Urban Situation	
3. VISUAL DOCUMENTATION	E29
Site Plan	
Drawings	
Photographs	
4. SHORT TERM RECOMMENDATIONS	E39
Criteria and Recommendations	
Scope of Recommended Work & Budget	
Cost Estimate	
Appendices (Engineering Reports)	
5. LONG TERM RECOMMENDATIONS	E42

.

1. HISTORICAL REPORT

by Elizabeth Reed Amadon

Preface

I. Pre-construction Period

II. Smith Schoolhouse, 1834-1855

III. Post-school Period, 1856-1970

Appendices

PREFACE

The history of the Smith School at #46 Joy Street and that of the African Baptist Church next door, now the Congregation Anshe Libawitz, are closely intertwined. Great attention has been paid to the church structure because of its socio-political fame as well as its architectural value. The school building has been largely overlooked and to date, only one early drawing of the school can be located. The available pre-1970 photographs show the school only incidentally, as the Smith's Court side facade appears in pictures of the church.

The Smith School has an interesting history of its own, as it relates to the problem of early Negro education, and its simple architecture has a quiet value, though the building has been neglected. This neglect carries one advantage - few important structural changes have taken place since it was built in 1834. Its location on Beacon Hill is acquiring increasing importance today in direct ratio to the accelerating popularity of North Slope property.

For the sake of brevity and convenience, the footnote numbers in the text refer to the correspondingly numbered references in the bibliography.

Elizabeth Reed Amadon

I - PRE-CONSTRUCTION PERIOD

The land on the north corner of Joy Street and Smith's Court where #46 Joy Street ("Smith School") now stands, was originally a part of the property of William Hudson, one of the original settlers of Boston, and James Johnson. They sold to Thomas Buttolph, who had been admitted to the church in 1639 and "granted the lot next to Baulston." ³ Buttolph died in 1667, leaving his estate to his three grandchildren, offspring of his son Thomas. It wasn't until 1701, however, that this property bounded by Irving, Cambridge, Hancock and Myrtle Streets, was divided; at this time, Abigail, wife of Joseph Belknap, received the center portion of the 8½-acre "Buttolph's pasture" for her share; it is Abigail's land with which we are concerned.

In 1734, Mrs. Joseph Belknap opened up her acreage for sale and constructed a road through it originally called "Belknap Lane", then "Belknap Street", and in 1855, "Joy Street." This road ran up the hill southerly from Cambridge Street to the ropewalks on Myrtle Street. At this time ropemaking was an important industry in old Boston, particularly in the western portion of it. It wasn't until after 1769 that these Myrtle Street ropewalks were removed, thus allowing Belknap Street to connect on Beacon Hill with Joy Street.

⁶
According to S.A. Drake, another ropewalk extended along the west side of what was to become Belknap Lane and a portion of which occupied the area later to be #46 Joy Street. (See map, pg. 14.) This ropewalk, sold by Nathaniel Belknap to Thomas Jenner in 1733, was purchased by Edward Carnes in 1771.

At a later date, the ropewalk was removed and an east-west passageway, about 94 feet long, opened up approximately one-third of the way down Joy Street from Myrtle Street. Originally referred to in the deeds merely as "a passageway", it was called "May's Court" in 1812 and renamed "Smith's Court" in 1848.⁴

In 1798 and 1799, William Lancaster and Benajah Brigham, bricklayers, bought a strip of land 29 feet wide on Joy Street and 94 feet on the south side of the Court, across from the present #46 Joy Street corner. Here, c.1799, they built the frame house still standing about 35 feet from the corner of Joy Street, now numbered #3 Smith's Court and thought to be one of the oldest houses on Beacon Hill. This three-story wooden structure has six-over-six paned windows on the first two floors with smaller three-over-three windows on the third floor, a handsome entry way and ells extending on both sides.

(It has been rumored that a tunnel, now closed off, runs from #3 Smith's Court to both #46 Joy Street, possibly to the back courtyard, and to the former African Baptist Church. This subterranean passageway supposedly was part of the "underground railway" so actively engaged at the time of the Civil War in guiding slaves to freedom.)

The old house was "restored" in the 1920's and is at present (1970) the property of Mr. Mark B. Mitchell, AIA, who fortunately has the interest not only to preserve this valuable landmark but also hopes to include in his rehabilitation activities all of Smith's Court, with particular attention given to the roadway and courtyard.

Boston, later to become so vehement on the subject of slavery, was no stranger

to it. As early as 1639, colored servants were "owned" and in 1687 a visitor to Boston wrote: "You may also own Negroes and Negresses; there is not a house in Boston, however small may be its means that has not one or two." It wasn't until 1783, nearly a hundred years later, that slavery was finally abolished in Massachusetts.

By 1800, Boston had almost 25,000 inhabitants of which 1,174 were colored. In 1805, the Negroes raised funds to build their own church, the first in Massachusetts, 80 feet west of Joy Street on Smith's Court. It was completed and dedicated a year later, though the schoolroom scheduled to occupy the basement had not yet been completed. This African meetinghouse was a real influence in Boston's Negro community, attracting colored people to homes nearby in the west end. It was the only sizeable meeting place in Boston controlled solely by Negroes, thus becoming the center for their religious, educational and other communal activities.

It has been suggested that the three-story brick structure, 40 x 80 feet with a multiple-arched facade, was designed by Asher Benjamin. Certainly both the charm of the exterior and the graceful interior indicate an architect of considerable talent. The actual construction was executed entirely by Negro labor, the first building in Boston so built.

The church is most often remembered today for the abolitionist activities which took place within its walls. It all started on January 6, 1832, when William Lloyd Garrison met in the basement schoolroom with his group of determined followers to sign the constitution of the Antislavery Society.

It was a dismal night; a fierce snow-storm was raging outside and within the room were a very few persons, scarcely known,

with neither wealth nor influence; but then and there they united to overthrow the vast system of American slavery - and in this effort they succeeded.⁵

In 1838 the church ceased to be the "African Baptist Church" and was incorporated as the "First Independent Baptist Church", no longer controlled by the Negroes but instead used as a neighborhood church. ¹¹ At the turn of the century the building was purchased by the Jews to become the Congregation Anshe Libawitz; thus it remains today.

The establishment of a Negro school in the aforementioned church basement was the outcome of many years of agitation by the blacks for better education for their race. Since the late 1700's, though Massachusetts slavery had been abolished and the Boston schools were not segregated, the Negro population had felt they were at an educational disadvantage. Ironically, they petitioned for special schools for their children, a situation they were to bitterly oppose forty years later.

Turned down by the Massachusetts legislature, the first school for black children was privately established in the Beacon Hill house of Primus Hall in 1798. Disbanded because of yellow fever, "it was revived three years later by Rev. Drs. Morse of Charlestown, Kirkland of Harvard College, Channing and Lowell, and Rev. Mr. Emerson of Boston. They provided for its entire support two years"² The Negro population on the north slope of the Hill rapidly increased and in 1808, the re-organized school, supported by subscriptions, moved into the basement schoolroom of the newly-constructed African Baptist Church on Smith's Court.

In 1812 it was voted by the Boston School Committee that "the sum of two hundred dollars be appropriated towards maintaining a school for African

children under the direction of the School Committee,"¹⁰ who soon assigned to it all blacks of grammar school age. The sum of three hundred dollars was contributed annually by the colored population. Three years later Abiel Smith left to the town a legacy of \$4,000, the income of which was to be used "for the free instruction of colored children in reading, writing² and arithmetic." The school, supported by this legacy, was then named in Smith's honor.

II - SMITH SCHOOLHOUSE, 1834-1855

By 1833, the poor and crowded condition of the African Baptist Church schoolroom had become obvious - it was low and confined, hot in summer and cold in winter, and generally unhealthy. After meeting with wide opposition, it was at last voted by the School Committee in March, 1834, to furnish the Negro school with a more commodious building.¹⁰ This decision was reached only after the proponents of the new structure were able to obtain enough of an allocation from Abiel Smith's bequest to erect the building and provide⁹ a yearly appropriation for its expenses.

In February of 1835, the new structure was formally entitled the Smith School House. At the dedication ceremony, the featured speaker expressed the hope that "this school may be one efficient means of removing the prejudices heretofore existing against the character and capacity of the coloured people," though he warned that this desirable state of affairs¹³ could not occur at once.

The architect of the brick schoolhouse is not known nor have any early architectural floor plans or elevations been found. According to the only drawing found to date, in the 1849 Boston Almanac, the brick two-story building, three bays across, had the main entryway on the left front; this door is now centered between the two first floor windows. It is only to be conjectured whether the 1849 artist made an error or if the doorway was moved at a later date; the latter would have to be after 1855, as no mention of such an alteration was made in the School Committee records up to that date. The gable-fronted ridge roof has been awkwardly altered to connect with the

wall of the taller building to the south, fortunately a superficial change. It is quite possible the original interior division of rooms was much as it is now.

According to the School Committee records, only four years after construction, the building was outgrown and it was petitioned by "Primus Hall and other people of colour" that another story be added to the schoolhouse. For every few years thereafter, the committee ordered that the school building be examined and recommendations be made for whatever alterations, if any, were necessary. By March, 1848, after considering the expediency of enlarging it or of building a new structure, it was ordered that a request be put to the City Council for alterations and repairs and to "furnish it anew, in conformity to the ground plan, and the three floor plans of the proposed alterations herewith submitted - - - the whole expense not to exceed ¹⁰ \$6,000." The aforementioned submitted plans were drawn by the architect, Gridley J.F. Bryant.

Evidently the City Council ignored this request because by the next year the committee again examined and was again ordered to make the same request to the City Council for alterations and enlargement of the school building. Nothing more came of this and, to judge by the 1849 Boston Almanac, "Latest ² returns show only 78 pupils; attendance, 53." By August, 1850, the number of students no longer justified the services of an assistant teacher and this office was discontinued.

Five years later, on September 11, 1855, it was "ordered that the school now existing in Joy Street and designated as the 'Smith' School, together with

the Primary School and the school of Special Instruction connected therewith,
be abolished." ¹⁰ The Bowdoin and Phillips School Districts were ordered to reorganize to accomodate the colored children..

The bare retelling of the events leading up to discontinuing of the Smith School does not truly reflect the social issues at stake. To quote Donald M. Jacobs:

Most of the frustrations and degradations suffered by Afro-Americans today were similarly experienced by blacks during the eighteenth and nineteenth centuries, and the Negroes' continuing fight for equal rights, especially in the area of education, has historically been an integral part of the American democratic experience. One example is the story of the battle waged by Boston's colored to end segregation in that city's public schools.⁹

As mentioned in Chapter I, Boston schools were not segregated in the early years; segregation came only at the request of the colored themselves to insure better education for their children. But, by 1840, the Negroes were beginning to be deeply concerned about the prejudice fostered by separate schools and churches. By 1842 resentment flared because they were taxed to support schools they were not allowed to attend, such as the high school for boys which was closed to colored people.

The formerly popular headmaster of Smith School, Abner Forbes, came under attack by the colored parents who claimed that he was guilty of cruelty in discipline, neglect of duty and prejudiced against the intellectual ability of the colored people. They demanded his dismissal and in 1844 the School Committee recommended Forbes be transferred to another school.

Simultaneous with the controversy about Forbes were the first efforts by the blacks to integrate the city's all-white schools and close down the Smith School. In 1845, petition drives were launched against the school;

again in 1846 and 1848, to no avail. Finally in 1849, the committee suggested that, as it might be difficult for the black children to compete educationally with the whites in the latter's school, the Smith School be kept open for those colored children who wished to attend it. This alternative to complete and immediate integration was viewed with approval by the black moderates but by now the militant element viewed the Smith School as an evil symbol of caste which eventually would have to be either closed down or integrated. The parents continued their very effective boycott of the school, which accounts for the low attendance record as noted in the 1849 Boston Almanac.

In March, 1850, a test case having been presented, the Massachusetts Supreme Court handed down a decision upholding the School Committee's right of providing separate schools for the education of the Negro children.

The move for integration lost its momentum until 1854 when the Committee on Public Instruction, formed by the Boston City Council, reported that not only was Boston the only city in the Commonwealth still maintaining segregated schools but also "that no rule or regulation excluding colored
9
children from our school exists."

Support for the Negro cause finally forthcoming from the City officials, a bill was presented and passed by the Massachusetts legislature in April, 1855, providing that no distinction based on color, race or religion should be made for any student applying for admission to any public school in the state. It was first suggested that the Smith School be kept open, at least for a trial period, but when only seven children attended it on opening day, September third, it became obvious it was not needed and was ordered to close

a week later.

The Smith School, founded by the Negroes as the answer to educational discrimination, terminated as the symbol of this abhorrent condition.

III - POST-SCHOOL PERIOD, 1856-1970

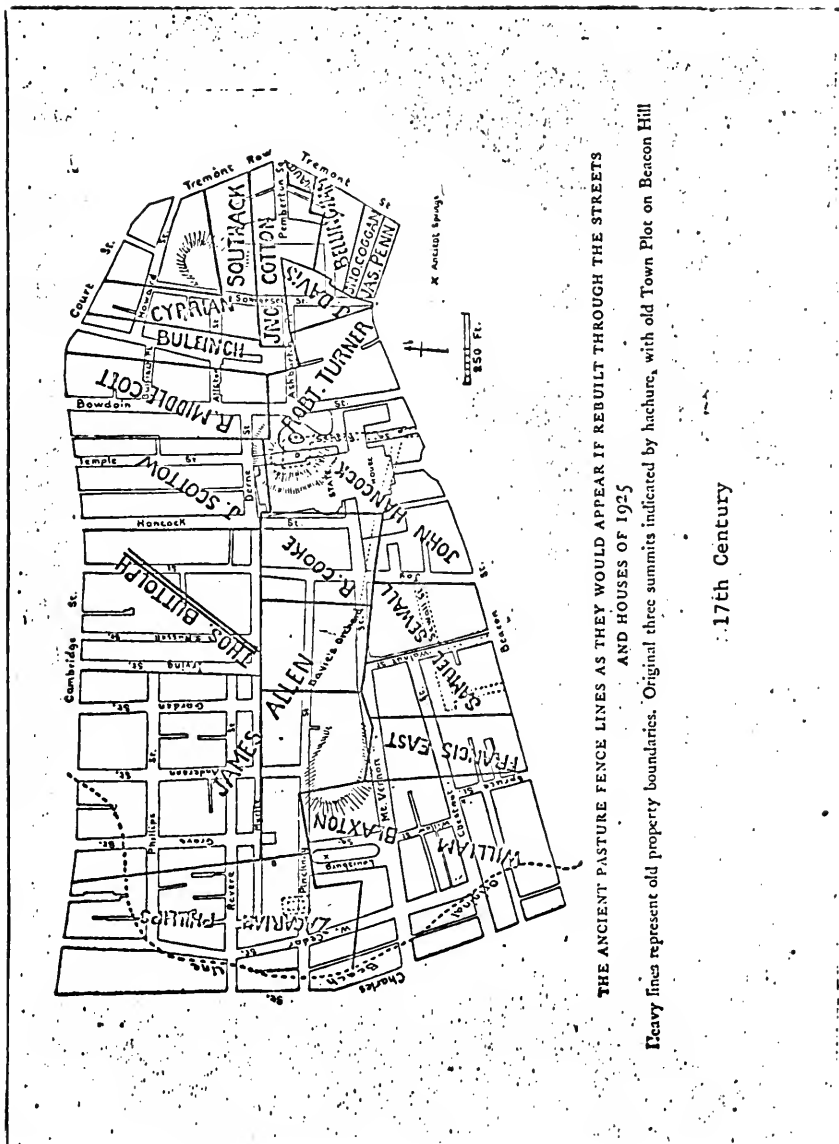
For obvious reasons, all mention of the Smith School in the meticulous and well-preserved School Committee manuscript records ceases after the 1855 demise of #46 Joy Street as a school building. Except for brief tax notations, (e.g.: in the 1859 Tax Assessor's Record Book which only indicates as do all the tax records that it is city-owned property), the various Boston City departments seem to have kept no particular log on the building. No architectural drawings have been located, no department has any knowledge of structural changes or of tenants over the last 114 years and until now, no one seems to have cared about this comparatively insignificant building.

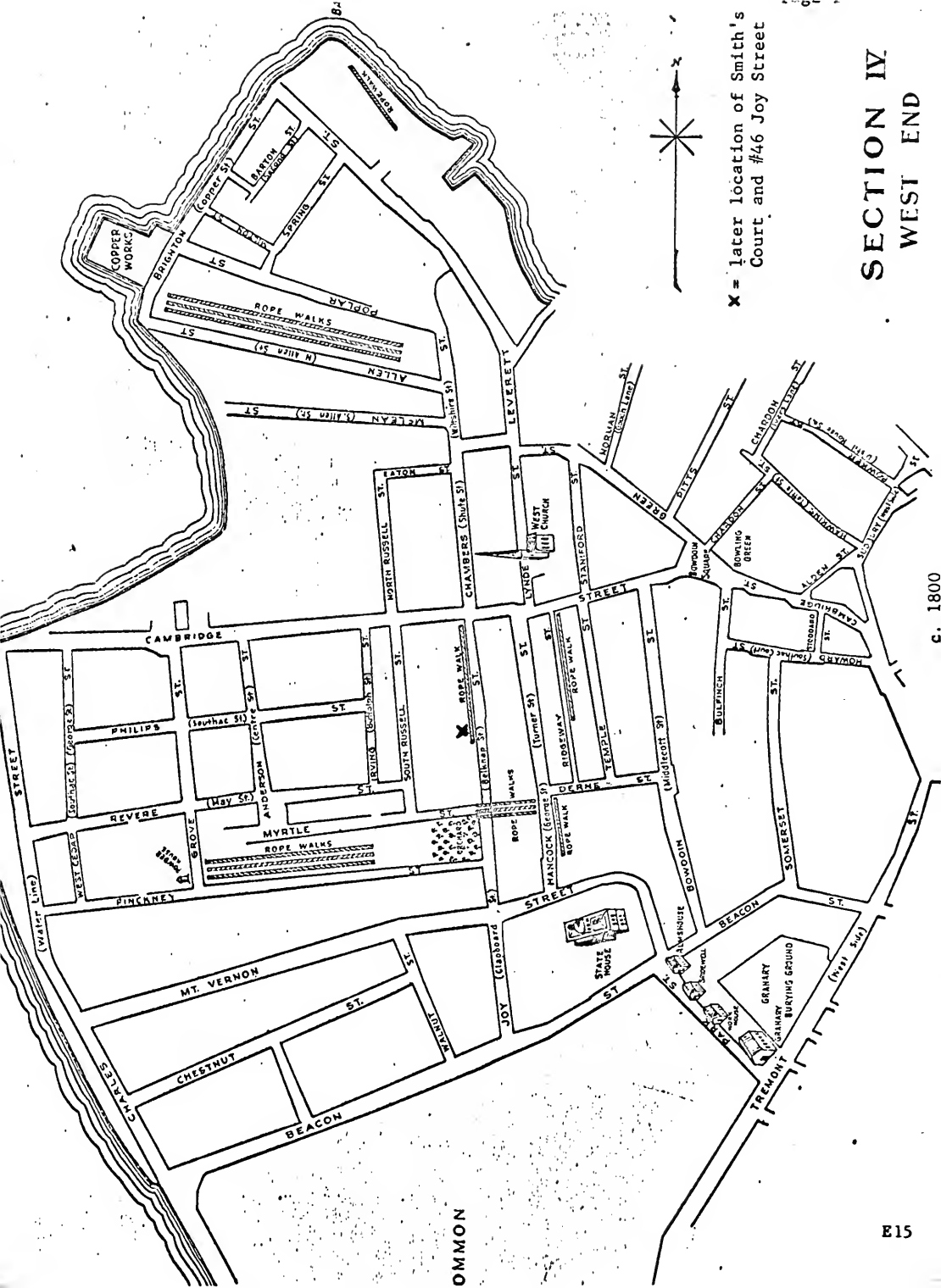
There is a long and perhaps critical period when information concerning occupants or structure from sources other than city does not seem to be available either. It is not until 1887 that we know it was used as headquarters from then to the present time by various war veteran organizations.

The Boston Directories reveal that from 1887 to 1940 a chapter of the Grand Army of the Republic had its headquarters at #46 Joy Street. Post #134, named for Robert A. Bell, met here with regularity on every Thursday for many years; as interest waned and members died, the meetings became less frequent. In 1941, this post was discontinued and the following year, the James E. Welch Post #56 of the American Legion took over the building for its headquarters. Today the Legion and the Disabled American Veterans share the location for their meetings.

The basement contains a panelled pub and the first and second floors are

meeting rooms. A brick-walled courtyard lies behind the building, in the center of which is supposedly another entrance to the previously mentioned "underground railway" tunnel. The building structure has endless possibilities for present-day, every-day usefulness; hopefully these will be realized, once rehabilitation and restoration has taken place.

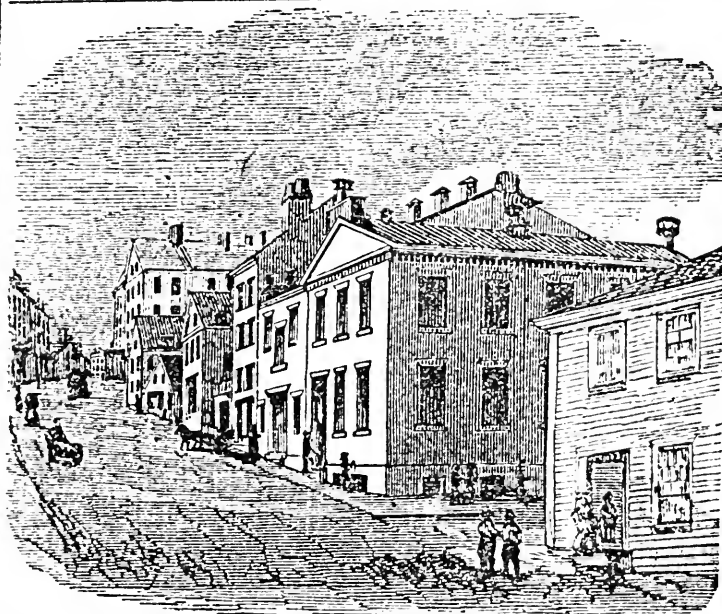




X = later location of Smith's Court and #46 Joy Street

SECTION IV
WEST END

c. 1800

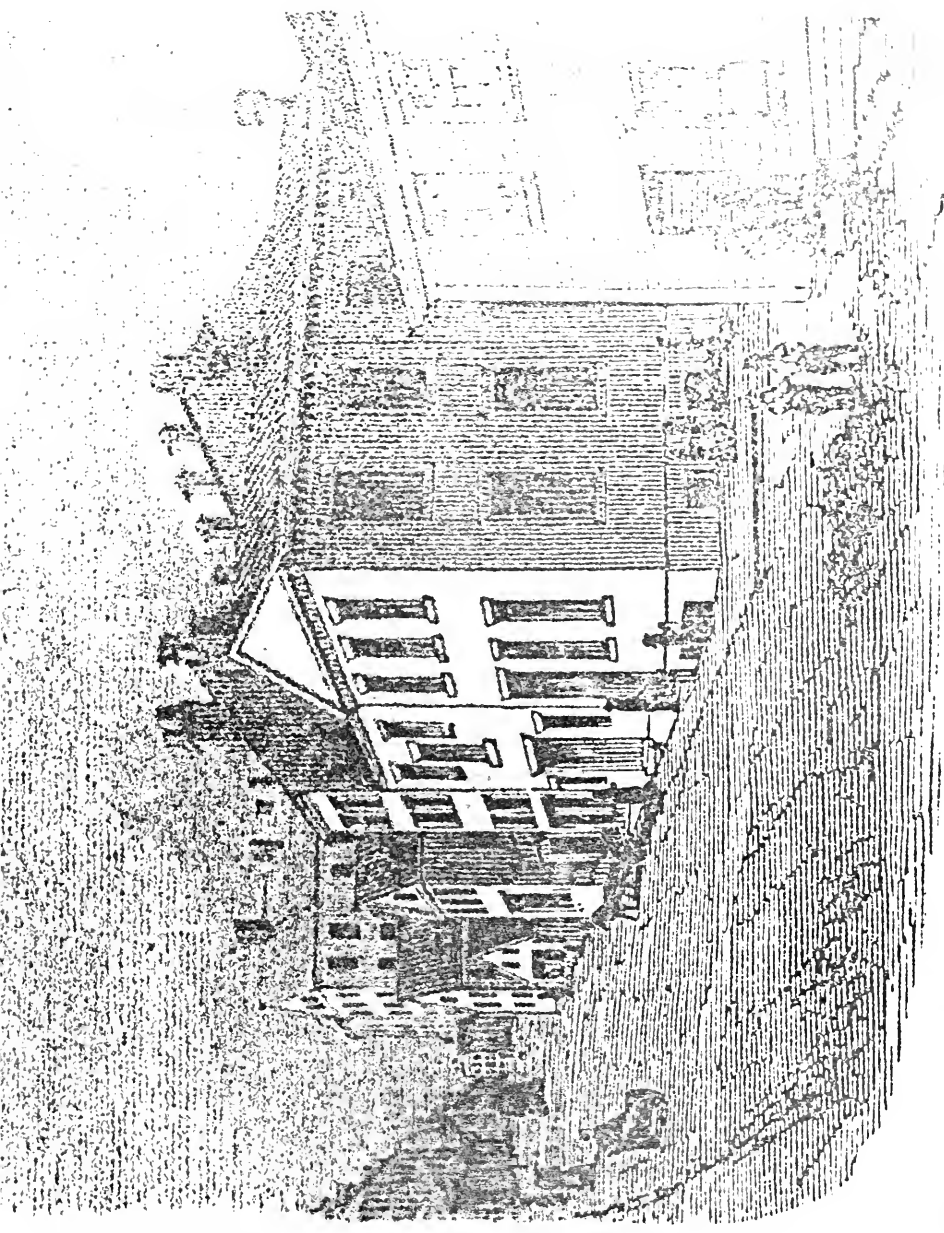


Belknap street. } **SMITH SCHOOL.** { Erected, 1834.
Established, 1812. } { Cost, \$7,485.61.

AMBROSE WELLINGTON, Master.

SARAH H. SOUTHWICK, Assistant.

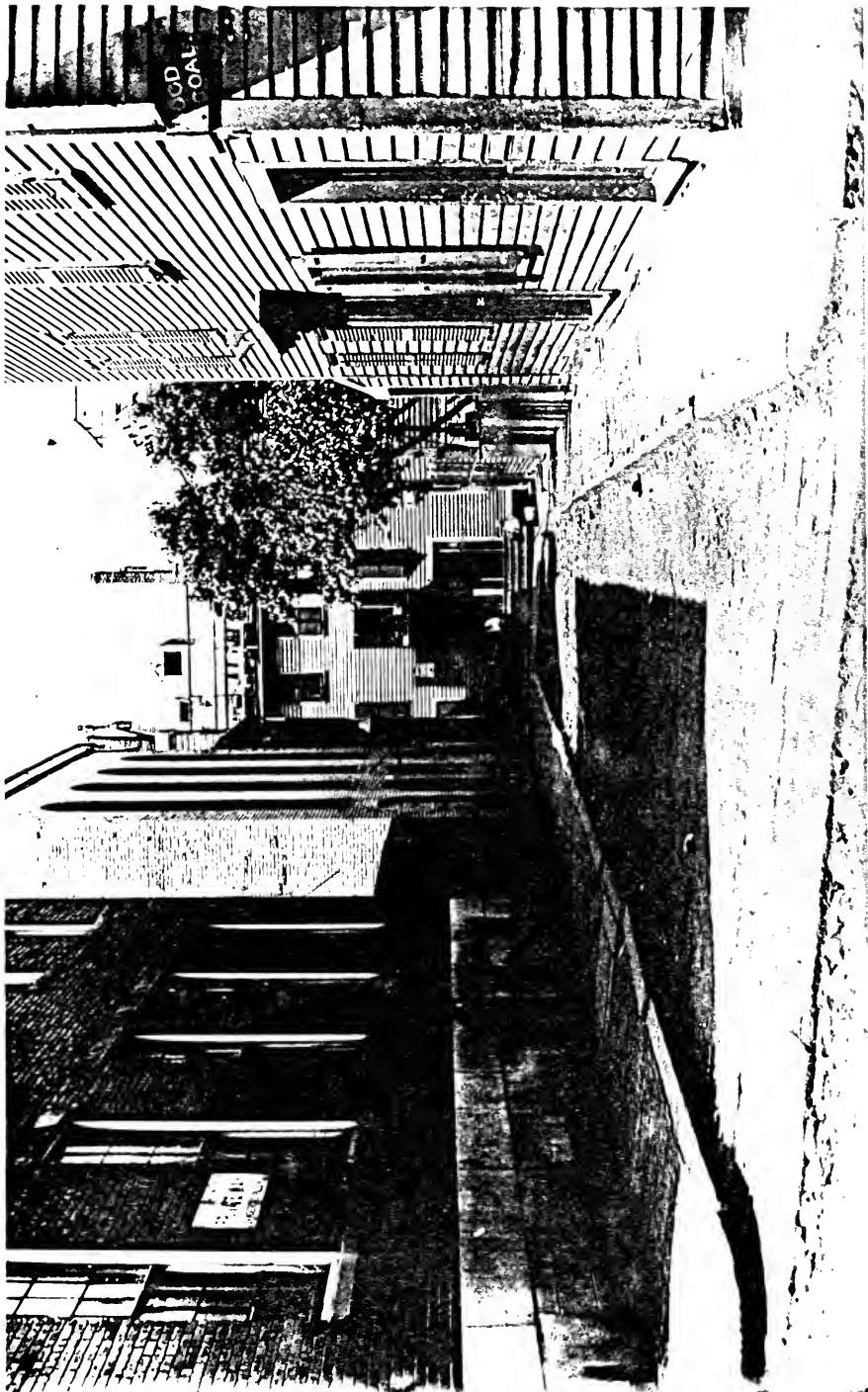
This school is for colored children of both sexes. A school for Africans was commenced by themselves, in 1798, the Selectmen having first granted permission, and was kept in the house of Primus Hall. The yellow fever broke it up, and three years afterwards it was revived by Rev. Drs. Morse of Charlestown, Kirkland of Harvard College, Channing, and Lowell, and Rev. Mr. Emerson of Boston. They provided for its entire support two years. It was then proposed to have the colored people hire a building, and a carpenter's shop was selected adjoining to the old church, and this continued three years. The site of the meeting-house was then selected, and purchased by subscription, and the African Baptist Church erected a house, of which the school occupied the basement. The room was completed in 1808, and immediately occupied by the school, and the reverend gentlemen mentioned supported the school, with aid from subscriptions, until 1812, when the town first took notice of it, granting \$200 annually. In 1815 Abiel Smith, Esq., died, and left a legacy of about \$5000, the income of which is to be appropriated "for the free instruction of colored children in reading, writing and arithmetic." The city then took the school under its entire charge, and in 1833 the ill-condition of the room attracted attention, and a Committee, of which D. L. Child was Chairman, reported in favor of a new house. The present house was built in the next two years, and on the 10th of February, 1835, the school was named for its benefactor. Its Masters have been, Prince Saunders, James Waldach, John B. Russwurm, William Bascom, Abner Forbes, and the present incumbent, since 1836. Latest returns show only 78 pupils; attendance, 53.



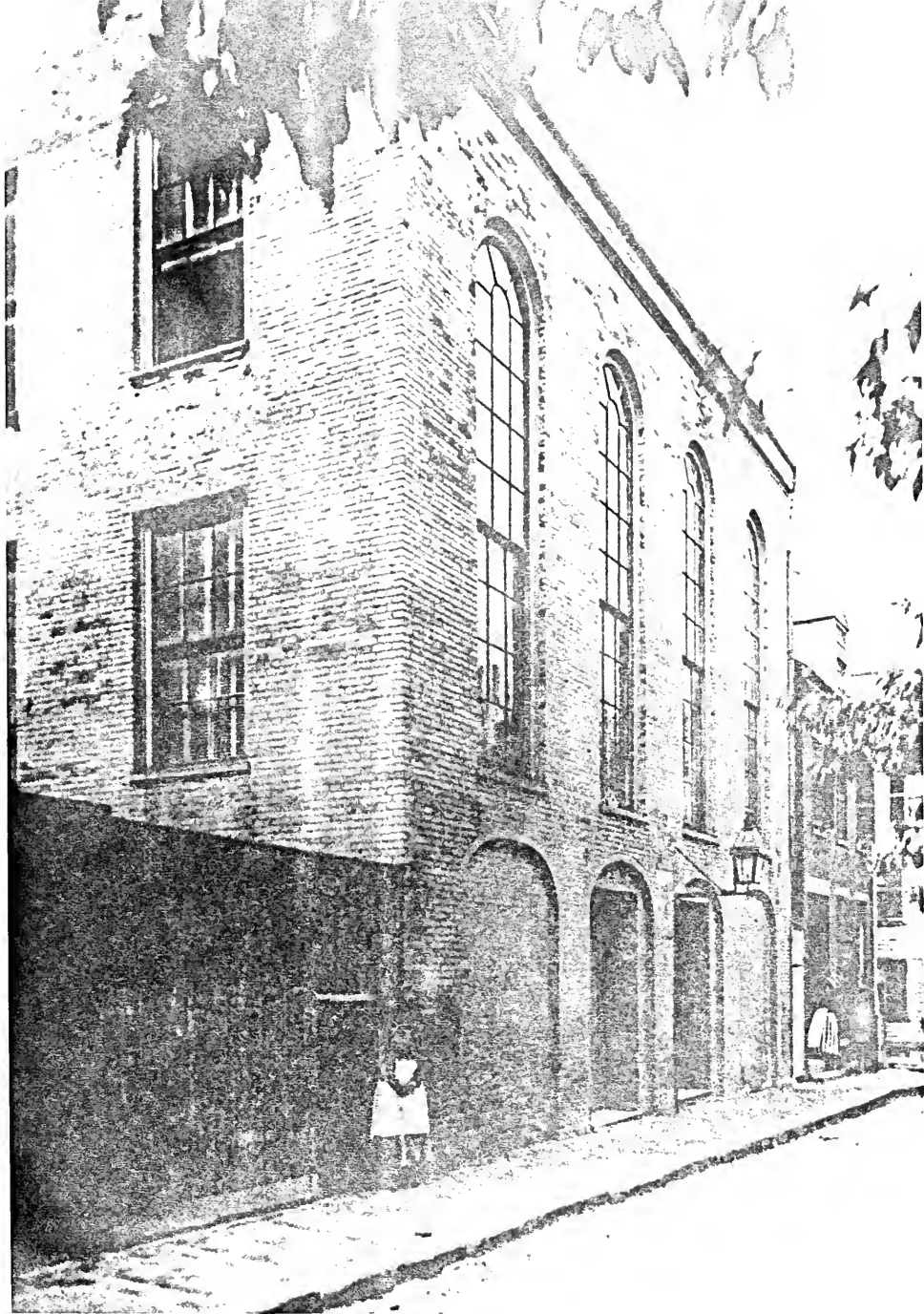
Belknap street. }
Established, 1812. }

SMITH SCHOOL.

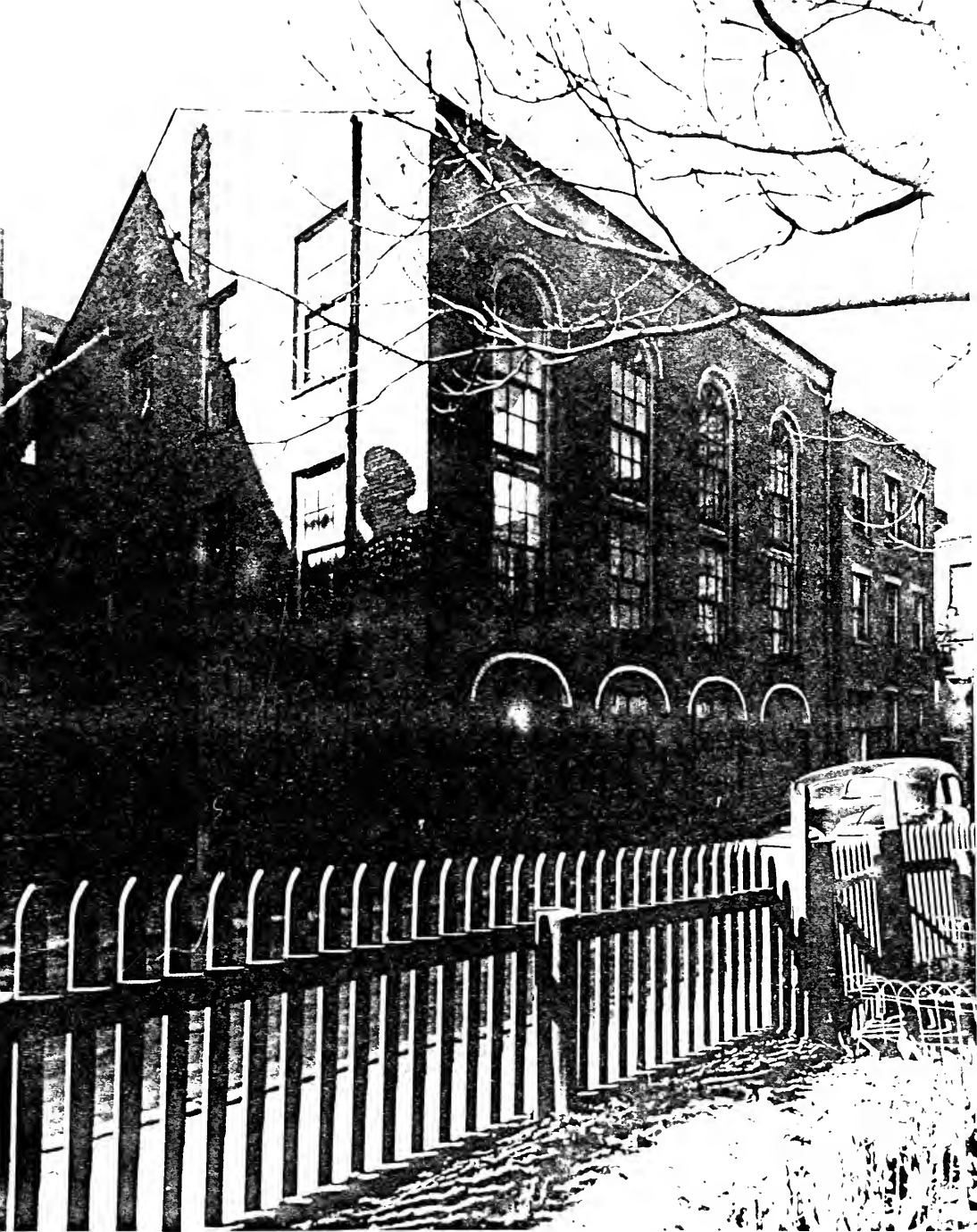
{ Erected, 1834.
{ Cost, \$7,485.61.



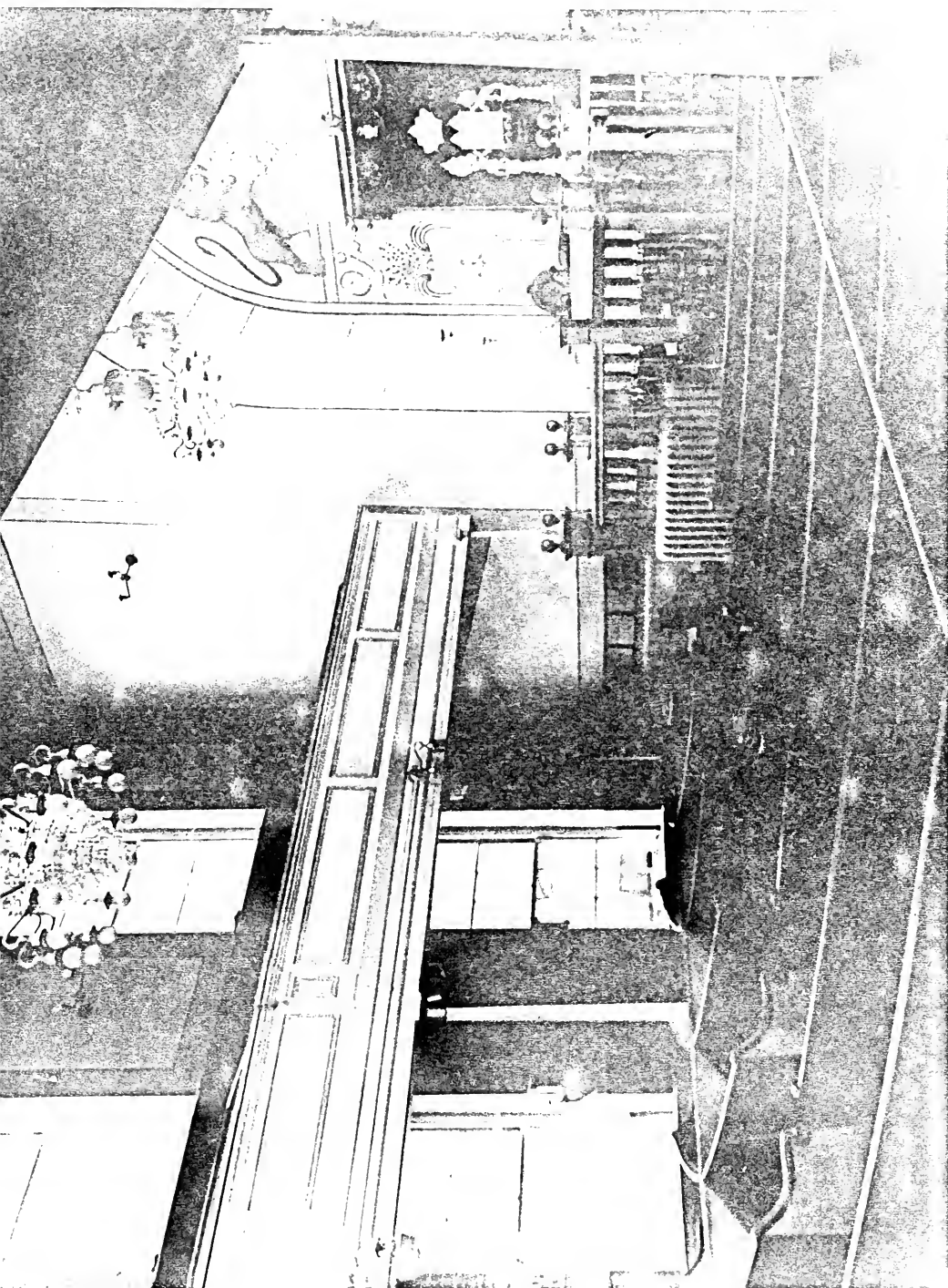
Smith Court, c.1900; Smith School on left



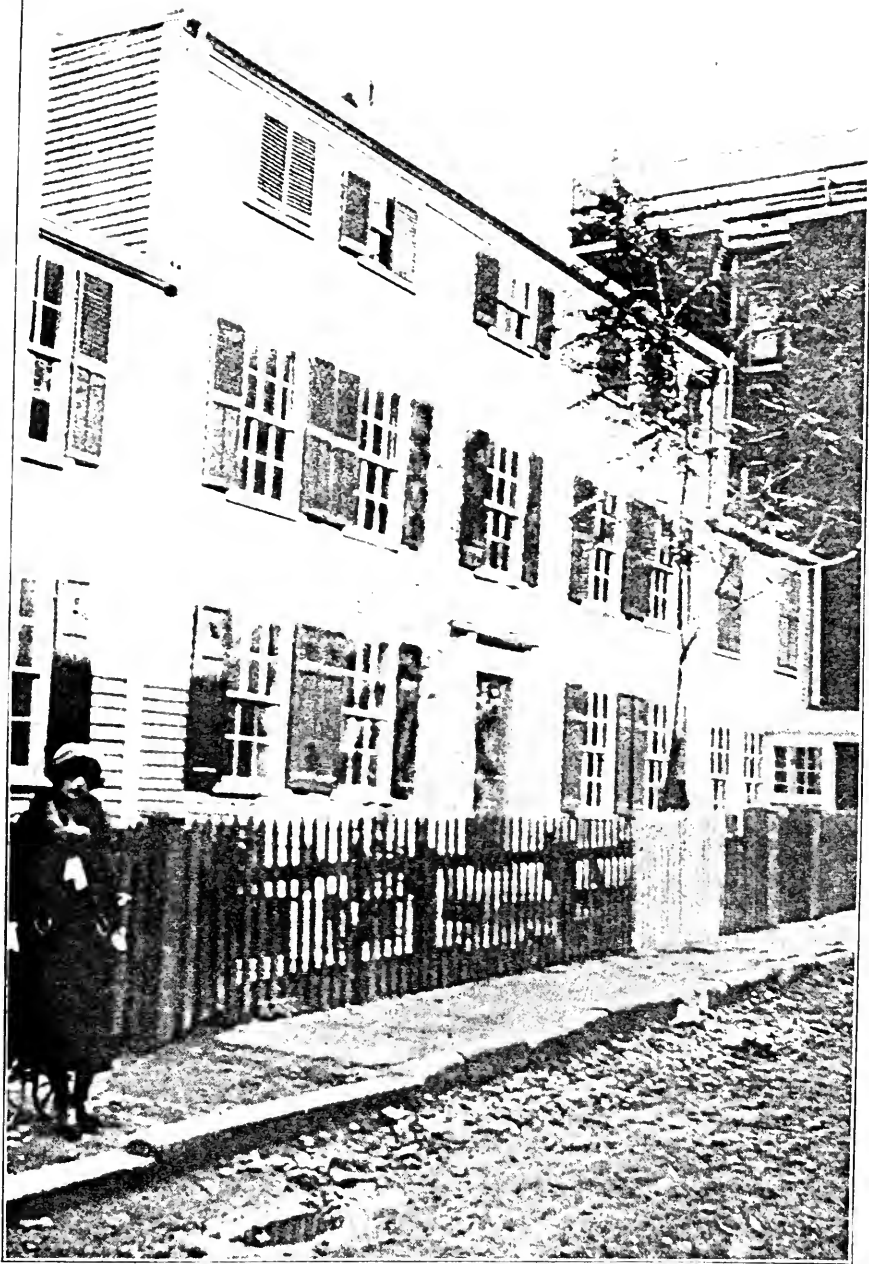
African Baptist Church; c.1890; exterior



African Baptist Church; c. 1937; exterior



African Baptist Church, c. 1937; Interior



HOUSE IN SMITH'S COURT OFF JOY STREET

Built in 1800 by Benajah Brigham and William Lancaster

Restored in 1924 by William B. Snow

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2. EVALUATION

ARCHITECTURAL SIGNIFICANCE

by George L. Wrenn III

An architectural examination of the building at 46 Joy Street reveals that a good deal of original material survives in it. A certain number of changes have been made as it has been adapted to different uses introducing some new elements and covering some original surfaces so that it is impossible, without actual removal of the later material, to tell what survives underneath it. For an absolutely complete architectural analysis of the building, some of that later material would have to be removed.

Basement: If there is any early finish in the basement, it has been covered over by remodelling so that it is impossible to tell what that finish was. The present walls are pine panelling furred in about a foot from the surface of the foundation wall. It is possible, in a closet, to see the original areaway entrance from the side street to the basement which has now been filled in with cinder block. It is also possible to see some of the original stone and brick foundation wall in two places; it appears to be in good condition. The framing of the first floor cannot be seen; four posts have been added for extra support.

First floor: A good deal of original material appears to remain in the first floor, including the window frames, the sash, the wainscoting and parts of the plaster ceiling. Most of these, especially the sash, are in quite rundown condition and need considerable work to halt their deterioration and to put them back in good condition. There is still in place - but now covered up by later finish - a window in the front wall of the meeting room. Two posts in the middle of the room were added at a later time for supplementary support. The small side room now used as a kitchen has some original material remaining in it.

The staircase and the door frame appear to be original but it is possible that they were switched at some time not too long after construction of the building. The original top lights of the doorway remain in place; the side lights have been replaced by wooden panels. To determine the original location of the doorway it would be necessary to undertake some structural investigation.

Second floor: Here the window frames, sash and wainscoting are original. The original wood frames and sash are in somewhat deteriorated condition. The original wood floor has been covered by a later wood floor which is in fairly good condition. A tin ceiling covers what was presumably the original arched plaster ceiling. It may have been put up because the plaster was in poor shape. The tin ceiling itself could well be left in place following as it does the original arch of the ceiling, which is one of the more interesting architectural features of the building. The small front room has been divided by a partition in modern times; some original material remains in it.

Exterior: The exterior of the building remains substantially as it was built, with some exceptions. The major one of these is the alteration of the roof from a gable to a half-gambrel. Others are the bricking in of an entry that probably led from Smith Court up to the first floor of the building. The brownstone lintel and brick infill show clearly the location of this entry. As previously mentioned, the areaway entrance to the basement from Smith Court has also been closed up; here again its outline is quite clear. The possibility that the front entrance on Joy Street might have been shifted has already been discussed.

The brownstone lintels and sills of the windows on the front and side of the building are original and, in a number of instances, they are in poor condition. The granite lintels of the back windows and the

large, dressed granite blocks of the foundation are original and are in good condition as is most of the brick work, including the brick cornice. The 12/12 sash appears to be original throughout but is in very poor condition. Many of the lights are also apparently original; a number of the lights are broken. The sash in the basement openings along Smith Court do not date to the construction of the building, though the single basement sash in front probably does.

The front door frame is substantially original as previously mentioned but the front door itself is of more recent origin. There are pintles for shutters and some shutter dogs on the front of the building which are probably original but there is no evidence of these on the side or back. The chimneys at the front and back ends of the roof may have been constructed with the building or be replacements of ones that were. It is likely that the school was first heated with iron stoves and these would have been used for the stove flues.

Because so much original or early material remains in the building, it would be worth making a considerable effort to put the structure in good condition (also because of the history and architecture of the building). If it is at all feasible, this should be done through the conservation and repair of the original material itself rather than by its replacement as the latter would substantially detract from the interest of the building as it now stands.

URBAN SITUATION

by F. A. Stahl, A.I.A.

Urban Situation/Background

This building, at the corner of Smith Court and Joy Street, dates from a period of construction on the North Slope of Beacon Hill which consisted of a few free standing masonry buildings and variety of small woodframe workers dwellings, interconnected with tiny alleys and passageways. This area was inhabited mainly by the Negro population of Boston prior to the Civil War.

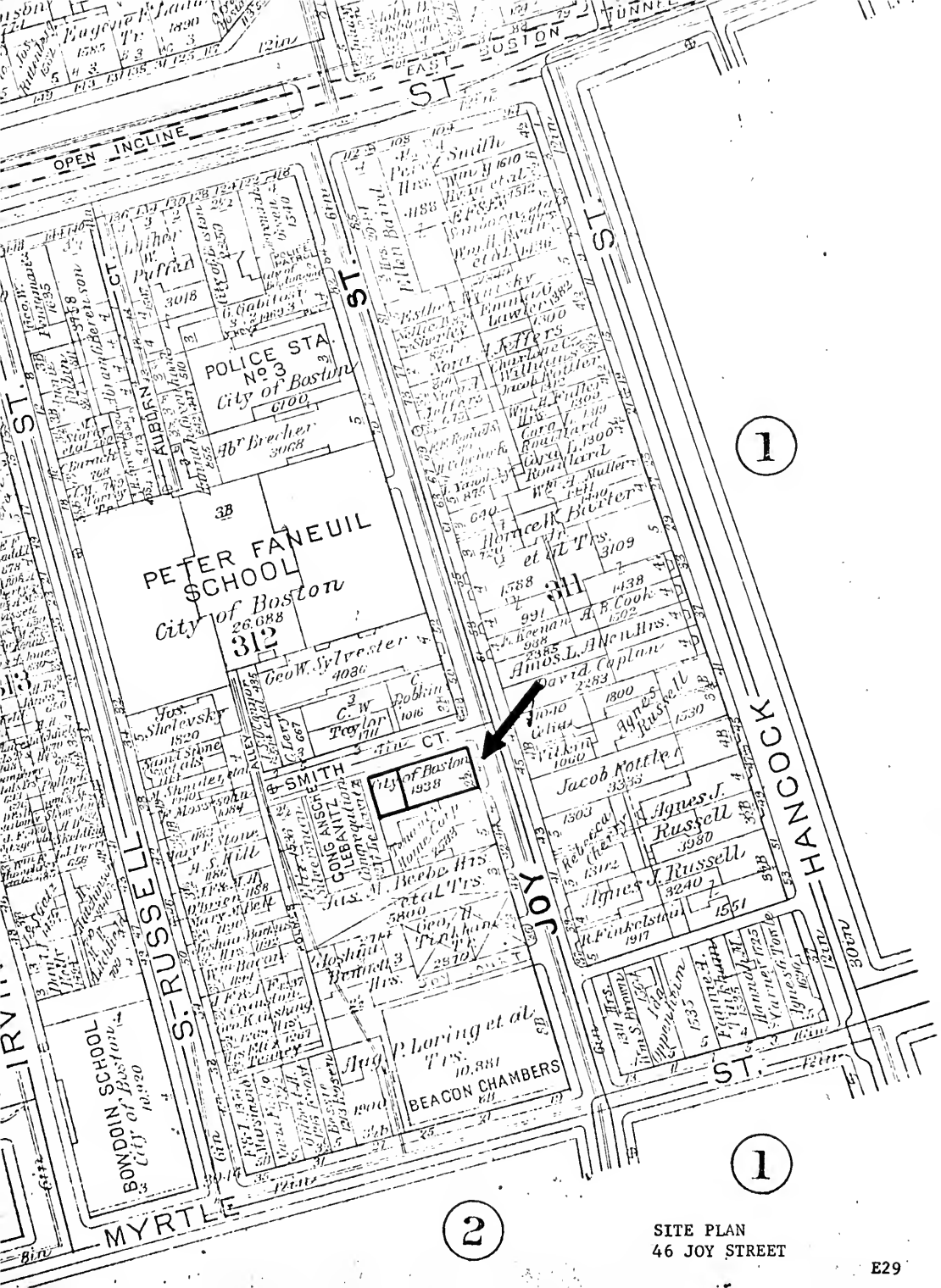
Aside from the few remaining wooden structures on Smith Court, the present Synagogue, and 46 Joy Street, virtually nothing of this earlier period of Beacon Hill's development remains in this area. Subsequently intensified construction has built over much of the garden spaces and courts which were originally the setting for these buildings, and the southerly portion of the roof of 46 Beacon Street has been altered to accomodate the later construction of a large building in a party wall relationship.

All of the structures in this district are subject to the provisions of the Beacon Hill Historic District and its Architectural Commission, and there is thus little possibility for any inconsistent or disruptive exterior change. On the other hand, the complex of buildings formed by Smith Court and 46 Joy would seem to have great potential as a quiet, private cul-de-sac, properly paved and

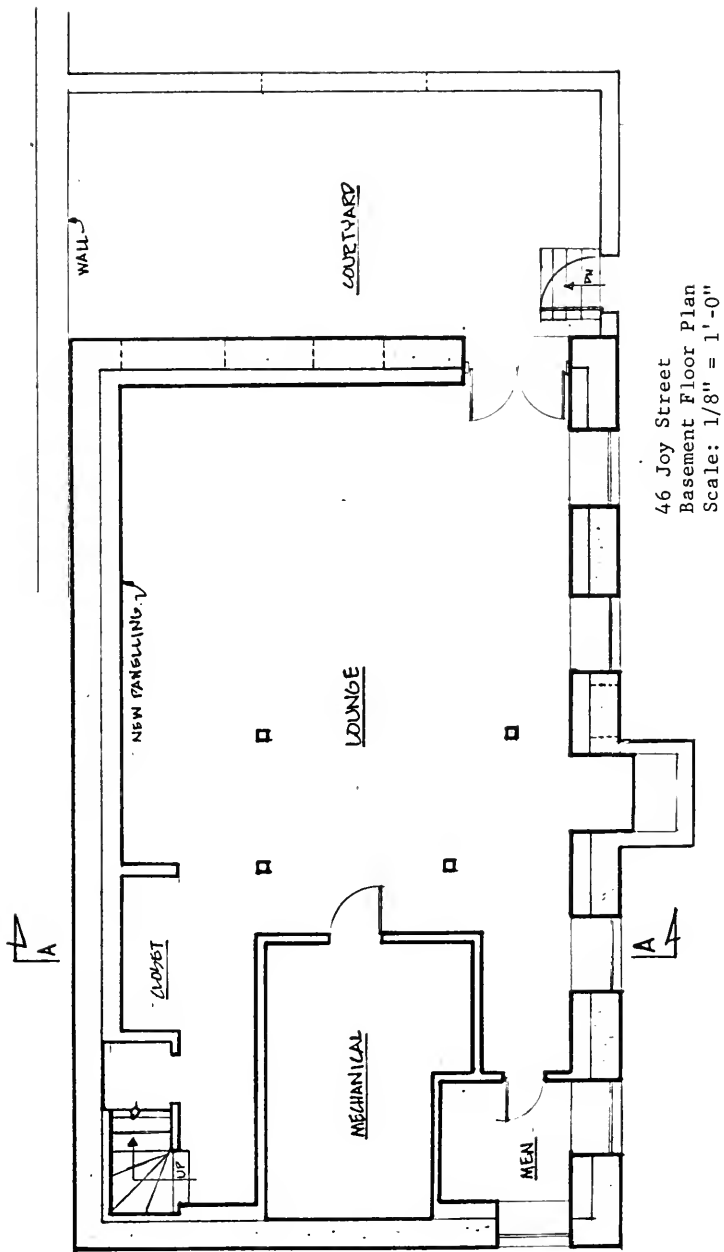
landscaped, and an association of owners properties is currently working toward a design plan for these purposes.

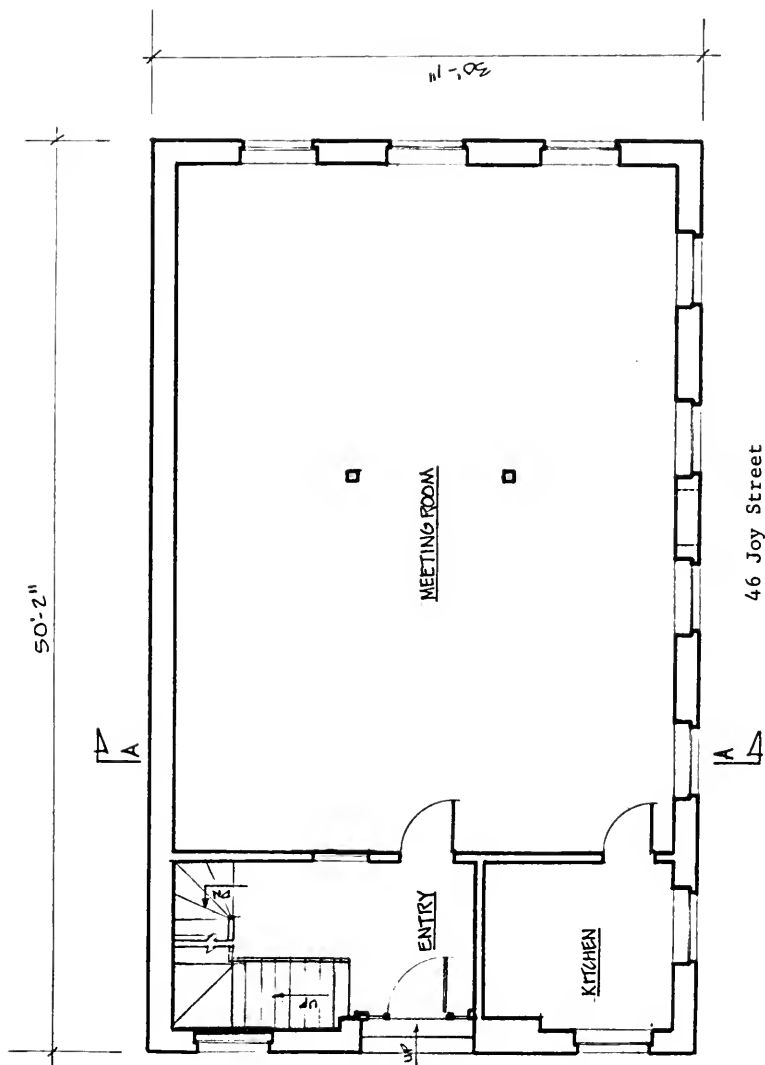
Apart from the general recommendations for short term improvements to the exterior and water tightness of the structure, further thought might be given to a more effective use of its walled garden space as a portion of a coordinated landscape plan for Smith Court.

3. VISUAL DOCUMENTATION

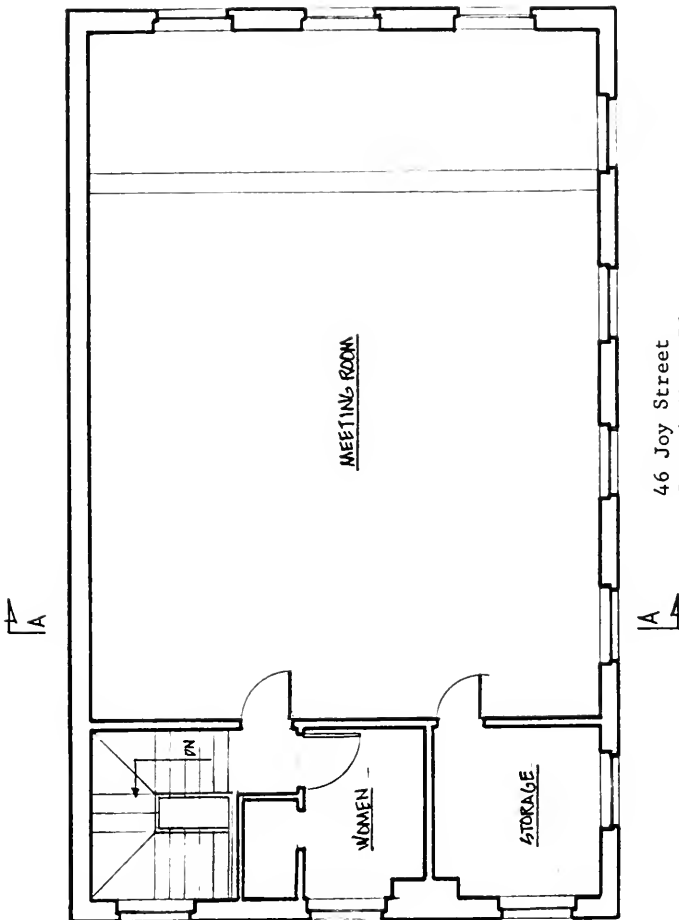


SITE PLAN
46 JOY STREET

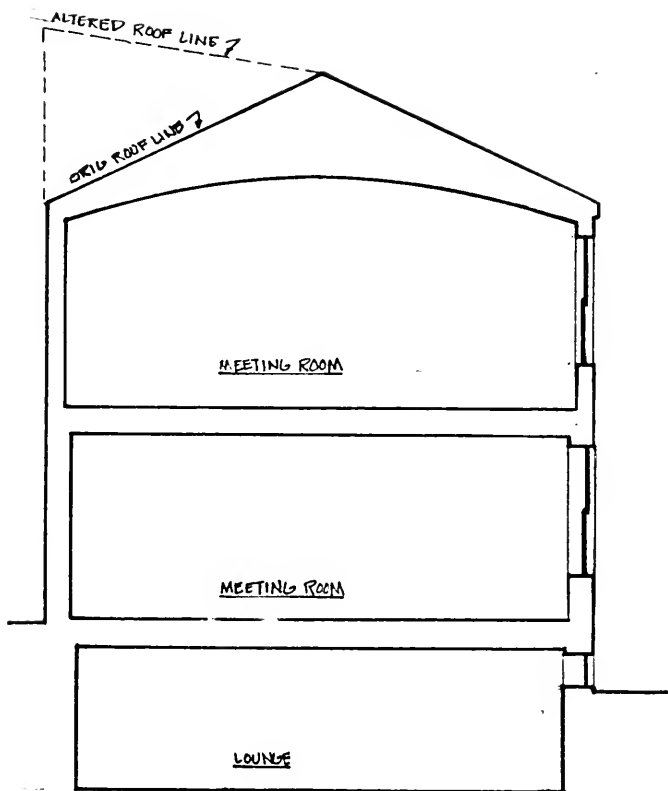




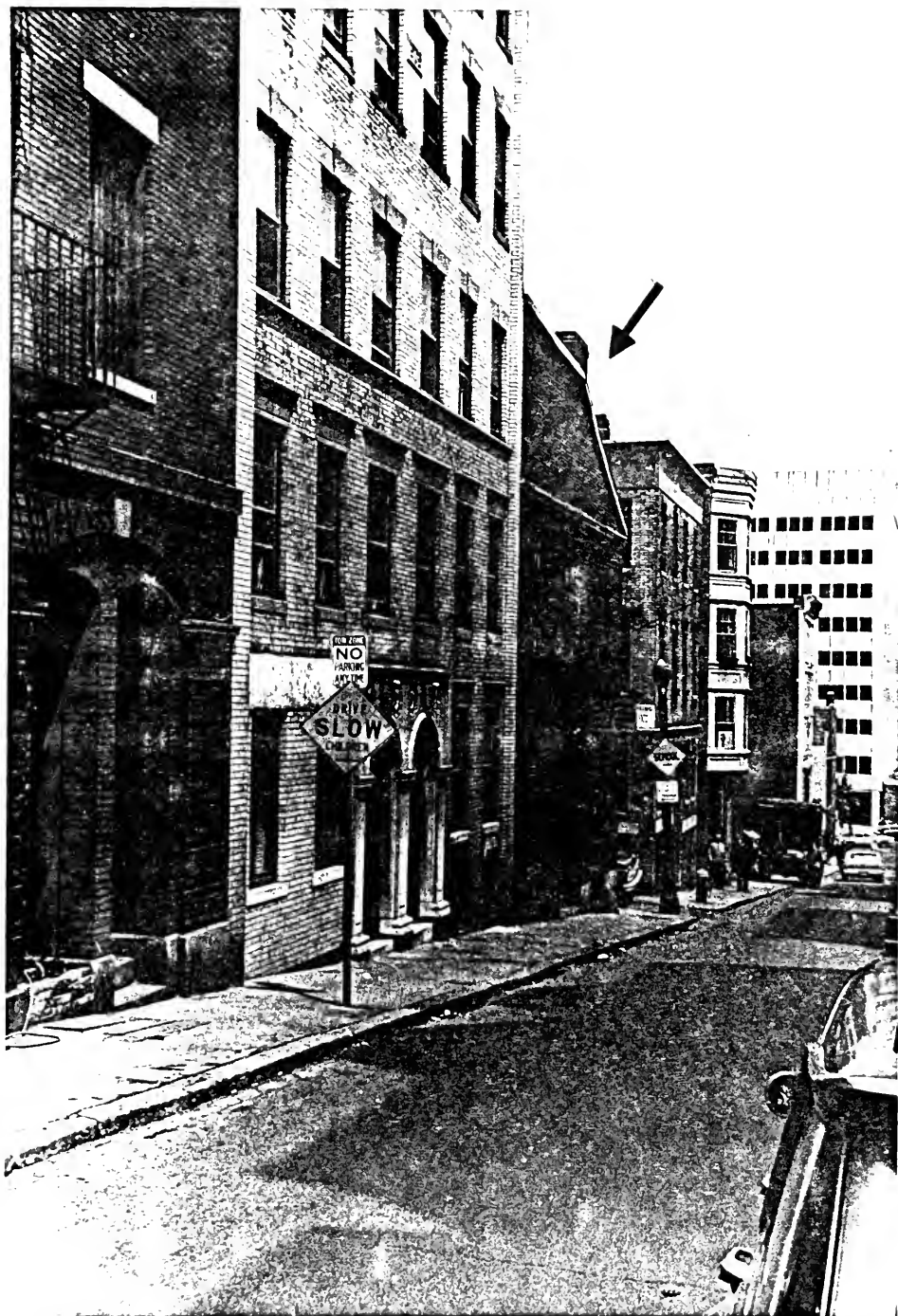
46 Joy Street
 First Floor Plan
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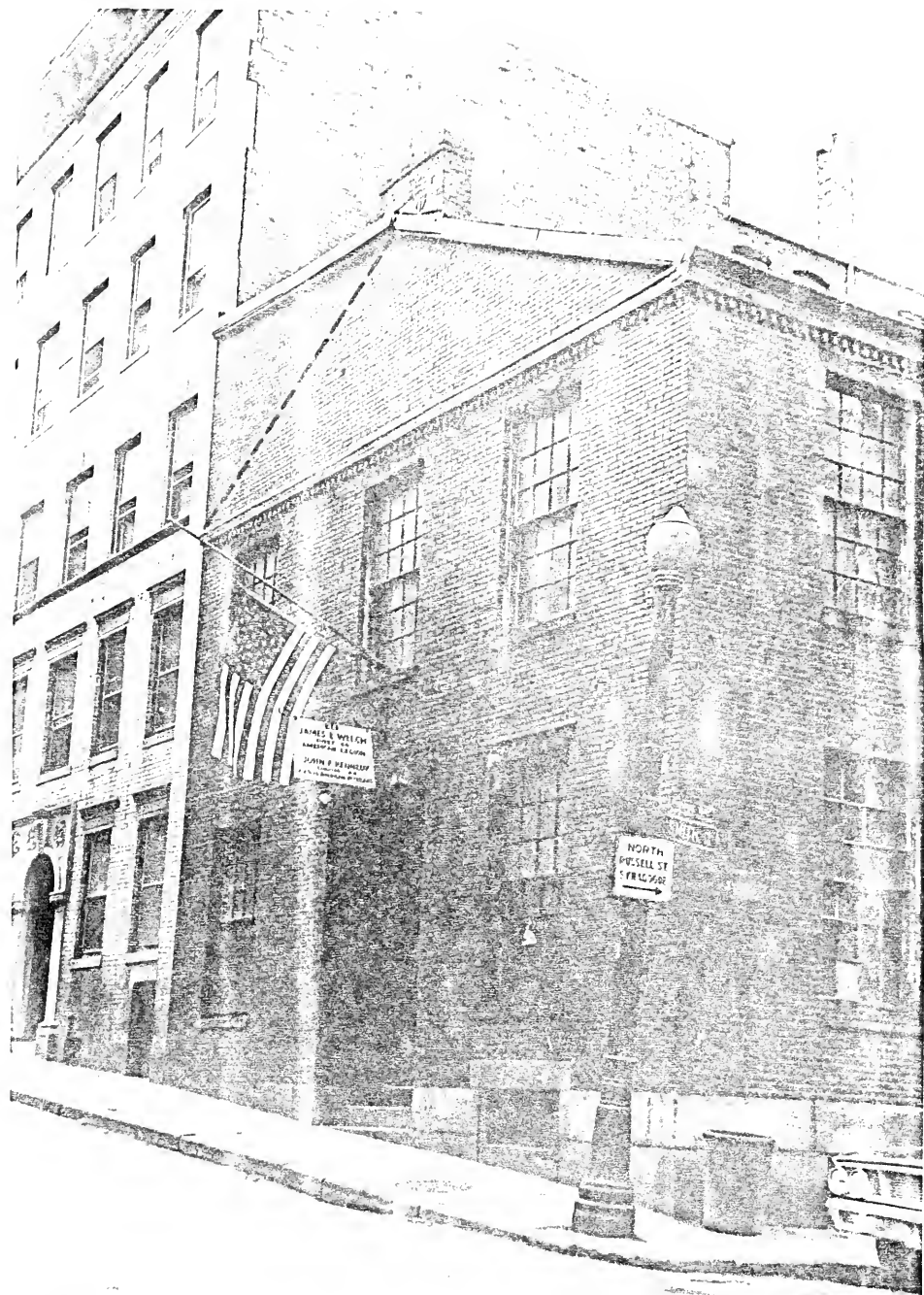


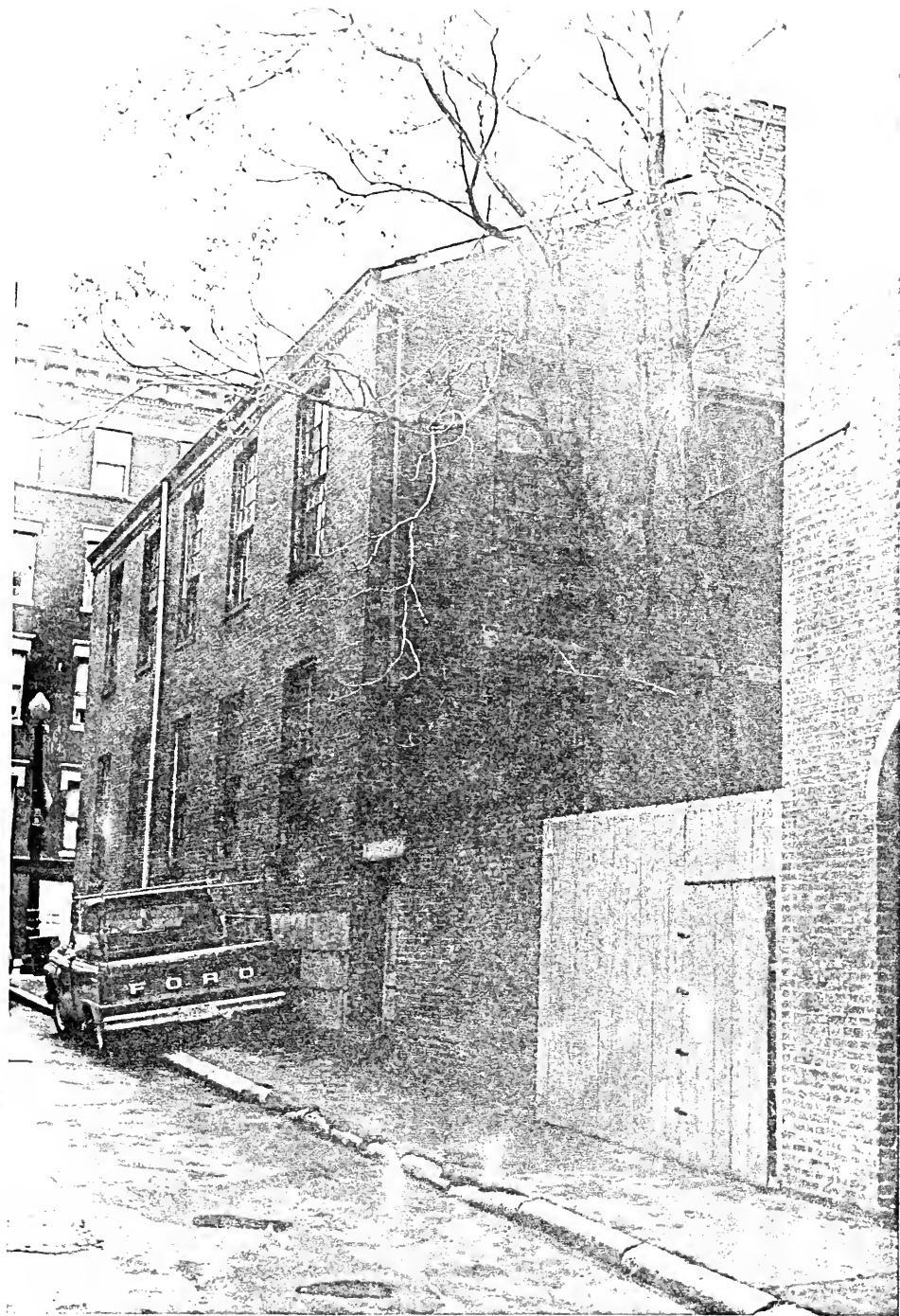
46 Joy Street
Second Floor Plan
Scale: 1/8" = 1' - 0"

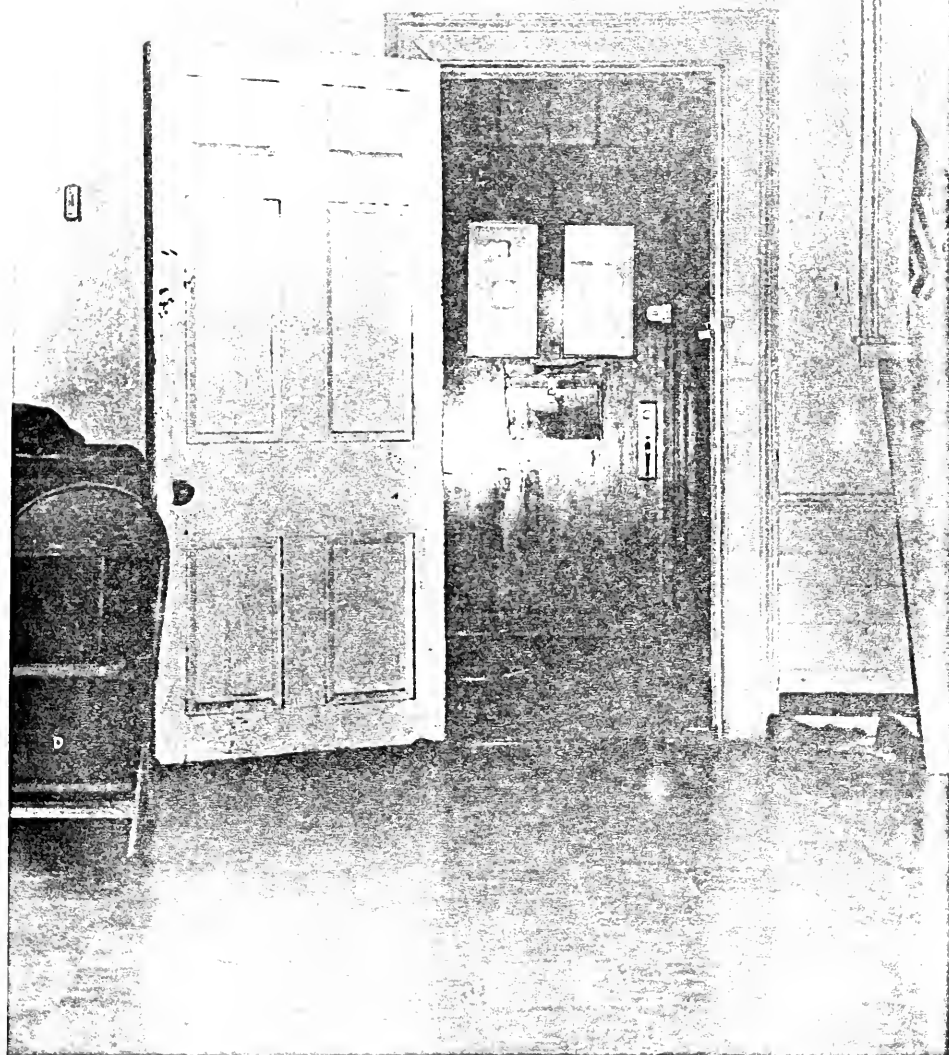


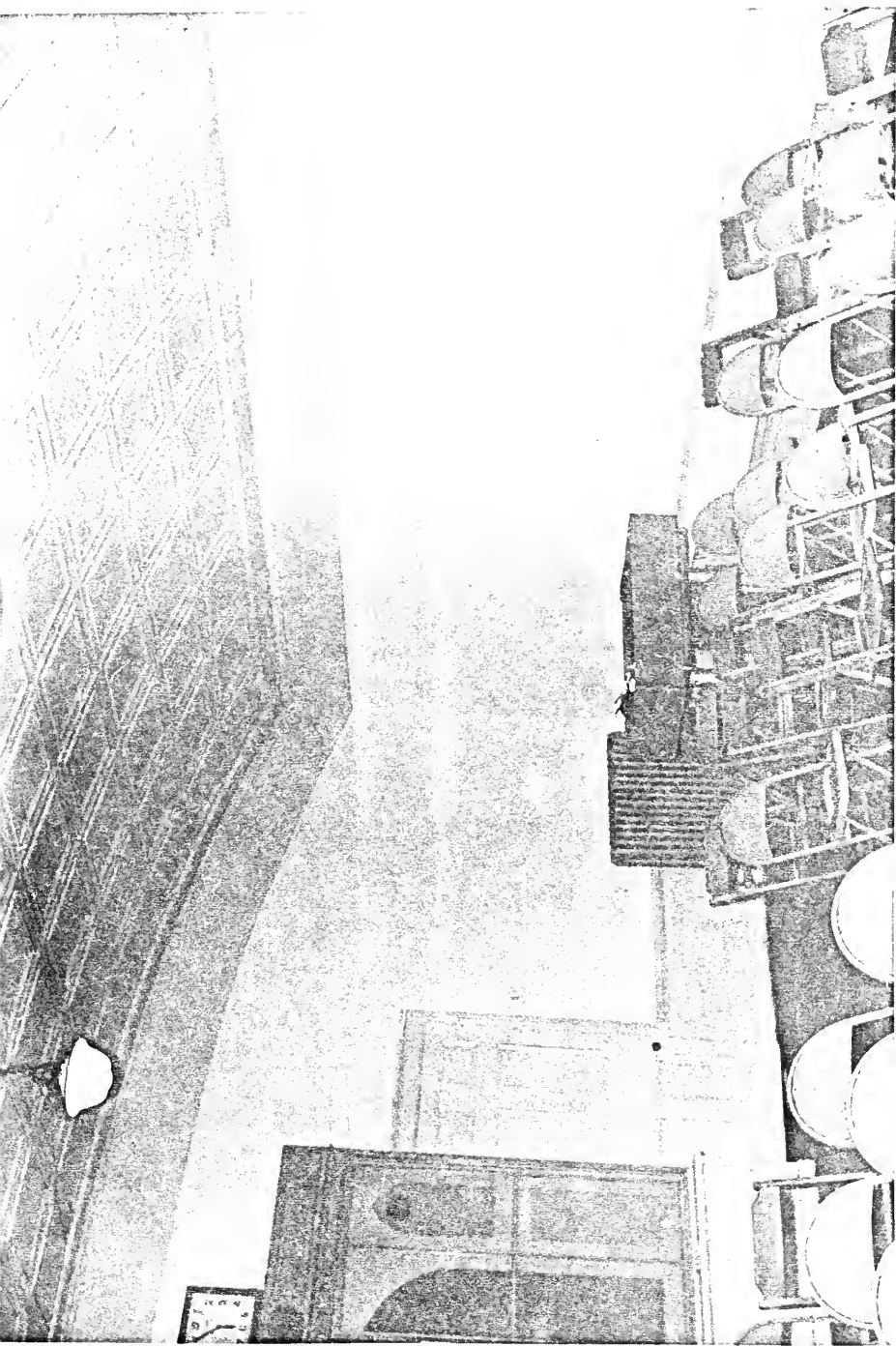
46 Joy Street
Section A-A
Scale: 1/8" = 1'- 0"











4. SHORT TERM RECOMMENDATIONS

by James H. Ballou, A.I.A.

INTRODUCTION:

It is assumed that the existing use as a facility for the American Legion and Disabled American Veterans will continue. There would be no major interior alteration required. Structural conditions, not immediately critical, warrant further investigation if a major restoration/rehabilitation of the building takes place. Recommendations in this section are limited primarily to exterior conditions.

CRITERIA AND RECOMMENDATIONS:

Public Safety: Install emergency lighting consisting of automatic, six volt nickel-cadmium battery units, arranged for safe evacuation of the building in the event of an electric power failure. (See Herosy Associates, Inc. letter attached).

Fire Protection: Install a manual and automatic fire alarm system with horn signals and manual station on each floor and with automatic heat detection in all spaces for the earliest possible fire detection. (See Herosy Associates, Inc. letter attached).

Security: Adequate due to nature of present tenancy.

Structural Stability: No immediate concern, but a thorough examination (necessitating some demolition) is advisable as a long term recommendation. (See Le Messurier Associates, Inc. letter attached).

Weather Protection and Preventative Maintenance:

- a) Repair slate roof
- b) Repair tar and gravel roof alteration

- c) Rejoint masonry where required
- d) Repair windows

(See R.M. Martin & Co. Inc. letters attached)

Mechanical: Adequate in general. Radiator vents should be relocated to the upper part of the radiator. As a long term recommendation, the entire plumbing system should be replaced. (See Progressive Consulting Engineers, Inc. letter attached).

SCOPE OR RECOMMENDED WORK AND BUDGET

Electrical:

- a) Fire alarm system
- b) Emergency lighting system

(See Herosy Associates, Inc. letter attached)

Exterior Repairs:

- a) Roof
- b) Masonry and window repair

(See R.M. Martin & Co., Inc. letter attached)

ESTIMATED COST OF RECOMMENDED SHORT TERM ITEMS

Fire alarm system	\$3,000.00
Emergency lighting system	2,500.00
Roof repair	2,970.00
Masonry and windows repair	<u>1,738.00</u>
Total	\$10,208.00
*A & E Fees @ 12.5%	1,275.00
Contingency @ 10% of Estimated Cost	<u>1,020.00</u>
Grand Total	\$12,503.00

*Subject to detailed proposals from qualified mechanical engineering firm.

HEROSY ASSOCIATES, INC.

Consulting Engineers

MARK 128 OFFICE PARK

140 WOOD ROAD - BRAINTREE, MASS. 02184

617-848-4321

ENGINEERING
DESIGN AND REPORTS

JOSEPH V. HEROSY, P. E.

June 16, 1970

Architectural Heritage - F.A. Stahl Associates
South Market Street
Faneuil Hall Market Building
Boston, Massachusetts 02109

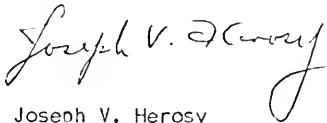
Attention: Mr. James Ballou

Gentlemen:

RE: 46 Joy Street
Boston, Massachusetts

Enclosed is a report of existing conditions, short term recommendations and budget for electrical work, based on our impressions of the electrical systems during our visit to the building on May 19, 1970.

Yours truly,



Joseph V. Herosy
JVH/cw

Enclosures: Electrical Report, Short Term Recommendations,
Electrical Budget

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HEROSY ASSOCIATES, INC.

Consulting Engineers

MARK 128 OFFICE PARK

140 WOOD ROAD - BRAINTREE, MASS. 02184

617-848-4321

JOSEPH V. HEROSY, P. E.

ENGINEERING
DESIGN AND REPORTS

ELECTRICAL REPORT

RE: 46 Joy Street
Boston, Massachusetts

A. Existing Conditions:

1. Existing electric service is 115/230 volts, single phase, three wires, alternating current, sized at 60 amperes. This service is below the minimum permitted by current wiring codes.
2. Branch circuit wiring originates at one 6 circuit fuse panel mounted adjacent to the service equipment in the basement boiler room.
3. Existing branch circuit wiring consists of exposed and concealed tubing and armored cable. A very minimum amount of lighting and electrical outlets were observed, well below today's minimum standards.
4. Generally all wiring and electrical system was found to be very old and in poor condition, well beyond what is considered the safe life span of wiring insulation. For this reason the wiring when disturbed, should be replaced.
5. There is no fire alarm system or emergency lighting.
6. Regulations: Left undisturbed, the present wiring system could be retained. Once the building is renovated, the laws will require that this wiring system be brought up to code minimum. This will amount to complete rewiring.

Electrical Report

46 Joy Street

Page 2

B. Short Term Recommendations

1. The existing wiring system could be retained, if the building interior is left essentially undisturbed.
2. A manual and automatic fire alarm system with horn signals and manual station on each floor and with automatic heat detection in all spaces for the earliest possible fire detection.
3. If this building is to be used at night, emergency lighting should be provided, consisting of automatic, six volt, nickel-cadmium battery units, arranged for safe evacuation of the building in the event of an electric power failure.
4. The entire wiring system should be replaced as soon as is possible.

Electrical Report

46 Joy Street

Page 3

Electrical Budget

RE: 46 Joy Street
Boston, Massachusetts

1. Fire Alarm System	\$3,000.00
2. Emergency Lighting	<u>2,500.00</u>
Sub-Total	5,500.00
3. Rewire	<u>13,500.00</u>
TOTAL	\$19,000.00

(617) 868-1200

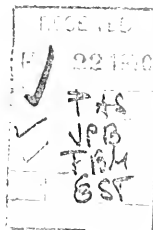
19 May 70

Architectural Heritage - Stahl Associates
177 Milk Street
Boston, Massachusetts

Attention: Mr. Tad Stahl

Re: 46 Joy Street
Walk-through Inspection
Job No. 7720

Gentlemen:



OBSERVATIONS

- 1) Exterior walls facing Joy Street and the side street appear generally sound but in need of repointing and patching of cracks. Some of the sandstone lintels considerably eroded.
- 2) End wall facing court appears to buldge outward, mostly between first and second floor levels. There is a substantial crack and approximately a 1/2" displacement of masonry and lintel at one of the first floor windows.
- 3) Window frames deteriorated.
- 4) Basement floor is very uneven. There are water leaks, particularly at the wall abutting the adjacent building. The Caretaker informs us that the leaks appear during rainy weather.
- 5) First floor has considerable sag and feels springy. Four posts have been added between the basement and the first floor to shore up the floor. The framing system and its condition could not be observed but consists probably of beams spanning the width of the building and joists in between.
- 6) Second floor: The same comments apply as for first floor except that two posts have been added between first and second floors to shore up the floor. The interior of the end wall facing the court shows misalignment in plane and in the levels of window heads, but no recent signs of distress could be seen.

**LeMessurier
Associates, Inc**

Mr. Tad Stahl
Re: 46 Joy St.
20 May 1970
Page 2

OBSERVATIONS (Continued)

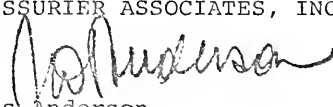
- 7) The roof system consists of major trusses spanning the width of the building with beams and subpurlins in between. The side of the roof towards the adjacent building has been raised by a later addition of a sloping roof to provide a full one-way pitch towards the side street. The major members appear sound. There are signs of water leakage and of deterioration of the roof boards and subpurlins.

RECOMMENDATIONS

- 1) Exterior walls should be repointed and cracks patched. Conditions at windows should be thoroughly checked, and the window frames repaired so that entrance of water between the inner and outer wythes is prevented. Condition of the walls should be checked at that time, particularly at the end wall facing the court, and necessary repairs and strengthening done to insure that the walls have the necessary bearing capacity and stability.
- 2) The framing of the floors should be exposed and checked for damage or deterioration and reinforced where necessary. This would probably be most important for the major beams.
- 3) Tying of the end wall into the floor systems may be recommended at that time.
- 4) Roof leaks should be repaired as soon as possible. The conditions of the roof and its framing should be thoroughly inspected, particularly at locations where roof leaks may have occurred and at such locations as at the eaves, and of any rotting joists or roof boards. Suspect or damaged members should be strengthened or replaced.

Very truly yours,

LeMESSURIER ASSOCIATES, INC.


Juris Anderson
JA:bam

R. M. Martin & Co., Inc.
Contractors Since 1880

125 B Street Boston, Massachusetts 02127

Telephone 269-4240

May 28, 1970

James H. Ballou, AIA
125 Derby Street
Salem, Massachusetts

Re: 46 Joy Street
Boston, Massachusetts

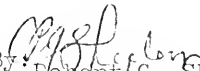
Dear Mr. Ballou,

We have examined the roof and offer the following recommendations:

1. Slate Roof - Remove existing slate, replace or refasted roof boarding as required, install 3 plies of felt and finish with 325 # black asphalt shingles. The price for this would be \$1,980.00.
2. Tar and gravel roof - Scrape existing roof and install new hot asphalt and felt roofing with new gravel and gravel stops. The price for this would be \$990.00.

The price for replacing only the slates that are missing or broken would be \$1,320.00, but we could not guarantee the roof from leaking.

Very truly yours,
R. M. MARTIN & CO., INC.

By 
Robert G. Shepley
Vice President

RGS:eld

R. M. Martin & Co., Inc.
Contractors Since 1880
125 B Street Boston, Massachusetts 02127
Telephone 269-4240

June 12, 1970

F. A. Stahl-Architectural Heritage Inc.
45 Faneuil Hall Market
Boston, Massachusetts

Attention: Mr. Frank Adams

Gentlemen:

Our estimate of the cost of repairs to the exterior walls of 46 Joy Street is in the amount of \$1,738.00.

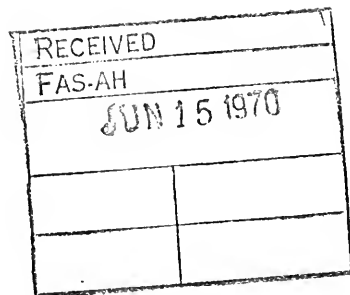
This would include repointing the masonry and repairing the windows as required.

Very truly yours,

R. M. MARTIN & CO., INC.

By: *[Signature]*
Robert G. Shepley
Vice President

RGS:eld



PROGRESSIVE consulting engineers incorporated

238 Main Street, Cambridge, Massachusetts 02142 - (617) 876-1143-1187

June 3, 1970

F. A. Stahl, Architectural Heritage
Faneuil Hall Market Building
Boston, Massachusetts 02109

Re: Field trip to 46 Joy Street - Boston

Attn. Mr. James H. Ballou

Gentlemen:

My observations during our field trip on May 19, 1970 are as follows:

The heating system is an oil fired, gravity hot water system that appears to be in good working order. The boiler appears to be old, but the oil burner has a new motor.

The radiators are very old fashioned cast iron. The air vents on the radiators, are manual type, and located in the lower part of the radiator. I suggested to the custodian that he relocate the vents to the upper part of the radiator, to increase the heating surface.

The hot water heating pipes are exposed thru out the building. I was told by the custodian that they have trouble heating the upper floor. It is my opinion, that this is due to the air vents in the radiators, and air leaks from the windows. (some are broken)

The plumbing system is completely antiquated and should be replaced.

The hot and cold water services to the plumbing fixtures are exposed thru out the building, and the material appears to be World War II brass, and some copper.

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continued.....

. If this building is to be renovated, I suggest we install an entire new plumbing system and convert the hot water heating system over to forced hot water, with baseboard radiation and zoned circulating pumps.

If we may be of any further assistance on this matter, please let me know.

Sincerely

A handwritten signature in cursive script, appearing to read "Warren P. Connor".

Warren P. Connor

wpc/sea

5. LONG TERM RECOMMENDATIONS

by F.A. Stahl, A.I.A.

The current use of the building by the American Legion and the Disabled American Veterans is in no way inconsistent with the character of the structure or the two large meeting halls which exist within it. It is our understanding that the use of these large spaces is intermittent, and that, therefore, the potential exists to make such rooms available for the use of other groups should the City so desire. The proximity of this building to the Faneuil School and Hill House (offices of the Beacon Hill Civic Association and location of the Beacon Hill Nursery School) would indicate that some appropriate collaborative use of facilities might be of advantage to all. There may be other responsible groups within the district which lack suitable meeting space of this kind.

The extent to which this building figured at one time in the anti-slavery movement in Boston, the "underground railway system" and the early system of education for Blacks within the City make it, together with the present Synagogue on Smith Court, potential element of a Black "Freedom Trail". It is possible that the collection of elements of Black history currently housed in the Charles Street Meeting House might be accommodated within this building should the collection require relocation at some future date.

We recommend that discussions be initiated with the American Legion and the Disabled American Veterans to ascertain their realistic needs so as to identify potentials for joint use by others.

Complete rehabilitation of the building itself will require the following:

- a) Shoring of the first and second floors; further structural analysis.
- b) New windows, sills, and lintels where deteriorated beyond repair.
- c) Restoration of the roof to its original gable form.

- d) General remodelling of the interiors.
- e) New wiring.
- f) New plumbing.

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46 Joy Street

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